

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, August 12, 2015 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Karl Benson, Kelly Wilson, Allen Bice and Hugh Howard; Staff: Derek Imlay, Kevin Bennett and Christy Ballard; Public: Richard Hirschi and John & Rose Valenti.

Kyle Gubler has been excused.

I. Call to Order: Chair Anna Andregg called the meeting to order at 6:01pm. The Invocation and Pledge of Allegiance was given by Kevin Bennett.

II. Approval of Minutes:

Commission may approve the minutes of the July 22, 2015 special meeting.

Motion was made by Commissioner Hugh Howard to approve the July 22, 2015 special meeting minutes as written, second by Commissioner Allen Bice. Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously.

III. Approval of the Agenda

Motion was made by Commissioner Allen Bice to approve the agenda as written, second by Commissioner Karl Benson. Andregg-yes, Bice-yes, Howard-yes, Benson-yes. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-Commissioner Bice was unable to attend.
2. Director of Operations-Derek reported the SR9 project has been completed. He has a meeting tomorrow, August 13th with the Contractor and Engineer for Sunset View Estates. Derek was told the project should start next week. Staff is looking into an improvement project for 300 West from 110 North to Center Street. Currently there are no sidewalks for the children to use as they are walking to school. There will need to be an ordinance allowing on street parking for the west side only.

Commissioner Howard asked if it was possible to have a filter on the secondary water system that would shut the system down when the water was too muddy.

Derek told the Commissioners if they notice the water being an issue to call him and he will shut it off.

Derek explained the Conservancy District would not shut it off so the only thing that can be done is to watch the gages and the USGS. Then turn them off manually.

Commissioner Kelly Wilson arrived at 6:06pm.

Commissioner Wilson said there is a turbidity meter that could shut the system down automatically when needed.

Derek explained that would require a completely new system and it all comes down to cost. The irrigation system runs in the red most of the time.

Derek explained how the filter system works and mentioned the City has looked into a settling pond but it comes back to money.

The Stage Coach Grille opened August 10th.

V. Public Hearing:

1. A proposed Development Agreement with Zion West Hospitality to allow for the construction of a hotel building in excess of thirty-five feet (35') and not more than sixty-five feet (65') in height, on property located at 101 East 500 North. See public notice dated July 31, 2015.

The public hearing was opened at 6:13pm.

No comments were made.

The public hearing closed at 6:13pm.

2. A proposed Ordinance amending Title 10 of The LaVerkin City Code, relative to the minimum number of parking spaces required for certain commercial uses (i.e., transient lodging) within the City of La Verkin.

The public hearing was opened at 6:14pm.

No comments were made.

The public hearing was closed at 6:14pm.

VI. Business:

1. Discussion and possible action to recommend approval for a Development Agreement with Zion West Hospitality to allow for the construction of a hotel building in excess of thirty-five feet (35') and not more than sixty-five feet (65') in height, on property located at 101 East 500 North.

Commissioner Bice wondered if a Development Agreement could allow for something not allowed in the City Code.

Kevin explained that some cities use them that way but he does not feel that is an appropriated use.

This use is specifically provided for.

The height allowance may need to be looked at in the future.

There have been a couple times Development Agreements have been used to change something specifically in the books. One dealt with R-1-14 and the other is to look at buildings in excess of 35 feet in height. The Best Western Plus had such an agreement and ended up not needing it. Derek has done some research and nationwide the fall back is 35 feet. Most cities had a conditional use or some other way to get past that restriction.

La Verkin may want to revisit that or perhaps lift height restriction completely. There are several factors that would need to be considered when doing that, the Fire Districts ability to service buildings taller than 35 feet and zoning-aesthetics, changing the skyline and view shed.

This Development Agreement is specifically provided for in the Code as an allowable use.

Commissioner Andregg asked if the Development Agreement could change the design of the building.

Kevin replied it could if the design is part of the agreement. Unless the City has adopted a look or theme throughout the City, we cannot restrict how people build their buildings.

He mentioned the design of the building could be added to the Agreement and see if they approve it but La Quinta has a set plan for their hotels.

Derek reported this is the new prototype from La Quinta. If the hotel is going to be a La Quinta this is what it has to look like.

Motion was made by Commissioner Hugh Howard to recommend approval for a Development Agreement with Zion West Hospitality to allow for the construction of a hotel building in excess of thirty-five feet and not more than sixty-five feet, on property located at 101 East 500 North, second by Commissioner Kelly Wilson. Wilson-yes, Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously.

2. Discussion and possible action to recommend approval for an Ordinance amending Title 10 of The LaVerkin City Code, relative to the minimum number of parking spaces required for certain commercial uses (i.e., transient lodging) within the City of La Verkin.

Derek explained the surrounding areas have the 1.1 requirement.

Kevin said the requirement is 1.1 per room with a minimum of three employee spots. There will be a slightly different configuration for vacation rentals and Bed and Breakfast facilities.

Motion was made by Commissioner Allen Bice to recommend approval for the ordinance amending Title 10 of the La Verkin City Code, relative to the minimum number of parking spaces required for certain commercial uses (i.e. transient lodging) within the City of La Verkin as written, second by Commissioner Karl Benson. Wilson-yes, Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously.

3. Discussion and direction on the proposed Transition Zone.

Commissioner Andregg said the last time this item was discussed was in June and at that time the Commissioners were satisfied with the map and the regulations. She wondered if an ordinance could be in draft form for the next Planning Commission meeting.


Commissioner Andregg would also like to move the September meeting from the 9th to the 23rd. Then hold the public hearing for the Transition Zone on October 14th.

Motion was made by Commissioner Kelly Wilson to move the September Planning Commission meeting from Wednesday, September 9, 2015 to Wednesday, September 23, 2015 to discuss the proposed Transition Zone, second by Commissioner Allen Bice. Wilson-yes, Howard-yes, Andregg-yes, Benson-yes, Bice-yes. Motion carried unanimously.

VII. Adjourn:

Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Kelly Wilson. Andregg-yes, Wilson-yes, Bice-yes, Howard-yes, Benson-yes. Motion carried unanimously at 6:31pm.

Minutes taken on behalf of the City Recorder by Christy Ballard.


Planning Commission Chair

9-23-15
Date Approved

